

**AGENDA
Zoning Board
Borough of Rumson
February 19, 2013
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The application of **Randolph Rosen**, 2 Broadmoor Drive (Corner Rumson Road) Rumson Road (Primary Front) and Broadmoor Drive (Secondary Front) / Block 118, Lot 2, R-1 Zone) to construct a new two-story single-family residence, cabana and in-ground pool at the existing premises (Original application heard in 2012 was withdraw). The proposed porte-cochere connecting residence to garage conforms to the Ordinance requirements to permit living space above the garage. In addition, as permitted by Ordinance the existing dwelling will continued to be occupied during construction and will be demolished after issuance of a certificate of occupancy for the new residence. The property is currently non-conforming in Primary Lot Width and Frontage (Rumson Road). Required 250 feet / Existing 208.2 feet. New construction will create no new non-conformities.

2. The application of **Christopher & Michelle Frank**, 7 Brookside Drive (Block 84, Lot 2, R-1 Zone) to construct a new covered front entry and garden wall, new side open covered porch, rear one-story addition, and add a roof over the existing rear deck at the existing single-family residence. The Residence is currently non-conforming in Front Setback Required 100 feet / Existing 71 feet and Side Setback Required one side 52.5 feet and total sides of 117.5 feet / Existing one side 40.3 feet and total sides of 238.93 feet. New construction will increase non-conformity in Side Setback Required one side 52.5 feet and total sides of 117.5 feet / Proposed one side 37.3 feet and total sides of 235.93 feet and create non-conformity in Maximum Building Coverage Permitted 4,828 sf.; Existing 3,654.39 sf.: Proposed 5,084.34 sf.

3. The application of **Joseph and Eileen Pucci**, 14 Edwards Point Road (Block 124, Lot 7, R-1 Zone) to raze the existing residence and construct a new single-family residence, and in-ground pool at the existing premises. The property is currently non-conforming in Minimum Required Lot Frontage on a curved alignment 120 feet / Existing 99.07 feet and Interior Lot Shape Required 115 feet / Existing 102.7 feet. New construction will create no new non-conformities.

4. The application of **Christopher and Stasia Pearson**, 7 Heathcliff Road (Block 118, Lot 7, R-1 Zone) to raze the existing residence and construct a new single-family residence at the existing premises. The property is currently non-conforming in Interior Lot Shape Required 115 feet / Existing 37 feet. New construction will create non-conformity in Required Front Setback 100 feet / Proposed 75.3 feet.

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5. Executive Session (If Necessary).

ADMINISTRATIVE:

Approval of January 15, 2013 Minutes

Approval of February 19, 2013 Resolutions:

Frederick & Michelle Geissinger, 17 Sheraton Lane (Block 18, Lot 48, R-1 Zone)
Burke & Krista Honnold, 71 Waterman Avenue (Block 144, Lot14, R-5 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service